



Quisenberry Arcari
ARCHITECTS, LLC



Diversified Technology
Consultants

SPECIALISTS
Town Hall
&
Community
Center Projects

TOWN HALL & COMMUNITY CENTER

Newington, Connecticut

PROJECT UPDATE PRESENTATION

Building Committee

December 20th, 2017



Existing Aerial Photo



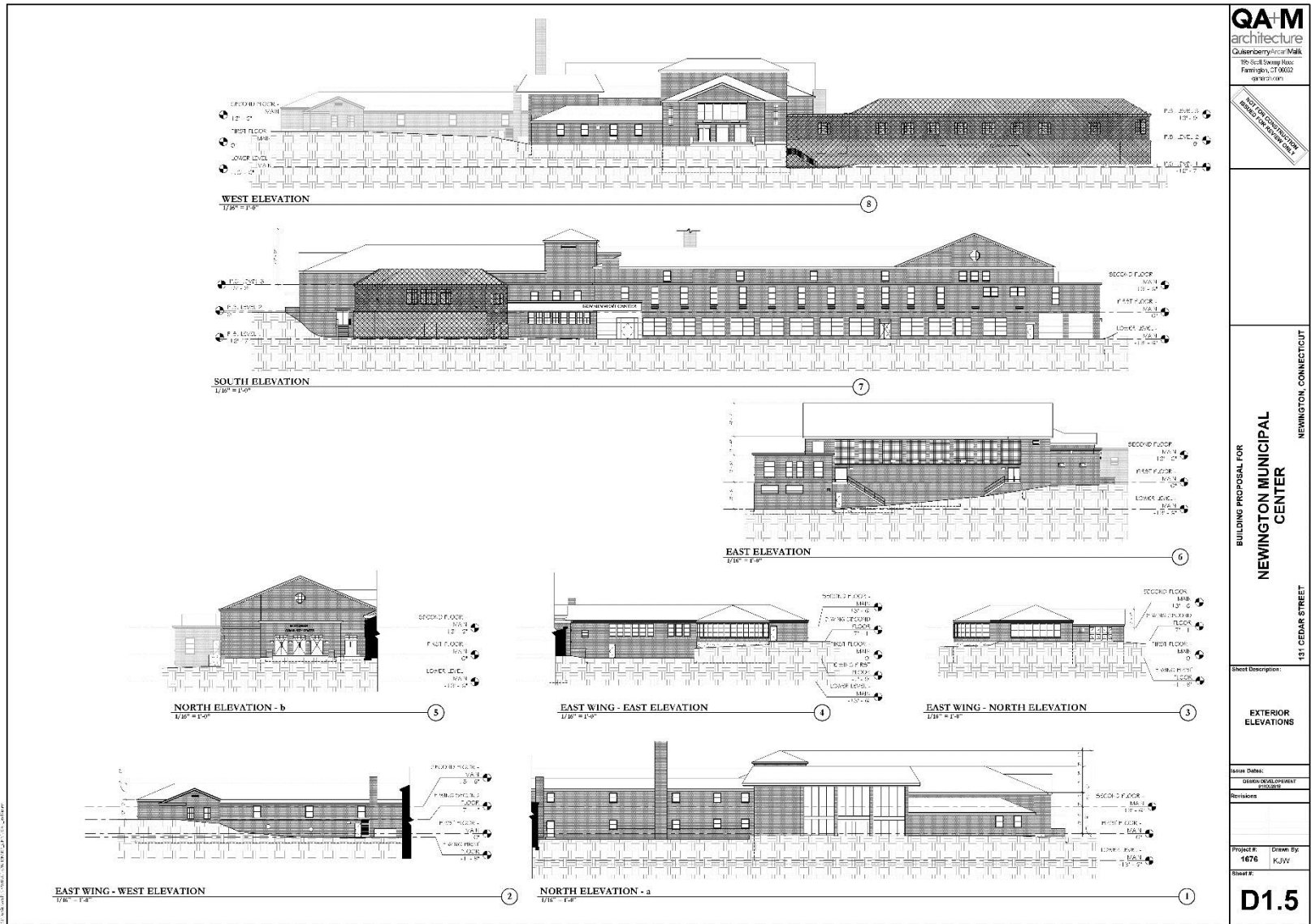
Project Tracks

1. Existing building documentation
2. Preparation of demo/abatement plans
3. Temporary Site/Library parking area
4. Schematic Development of building
5. Staff relocation (HCD & Transition Academy)
6. Utility relocation plan
7. Geotechnical investigation
8. Municipal approvals
9. BOE Reimbursement



1. Existing Building Documentation

- QA+M completed existing building document set, 3-Dimensional model created



2. Preparation of demo/abatement plan

- QA+M delivered existing building package to EnviroMed
 - EnviroMed starting investigation



3. Project Site Plan



Site Plan



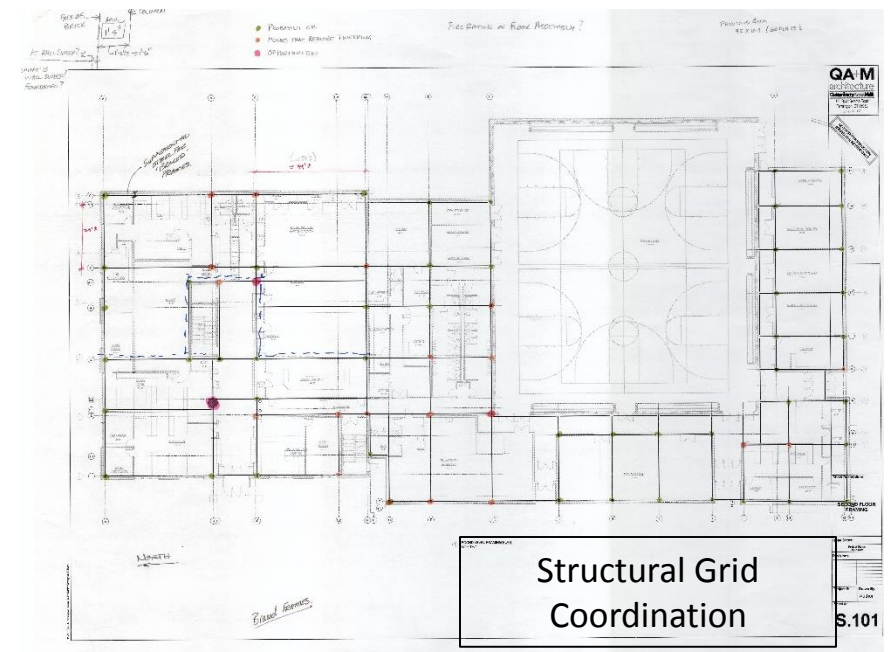
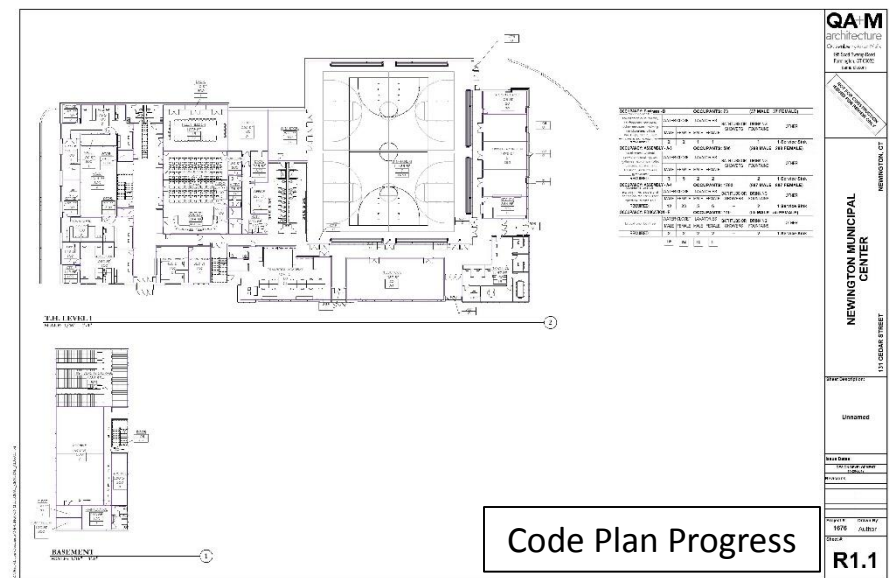
3. Library Site Plan

- QA+M met with library board
- Addressed multiple topics including:
 - HC parking
 - Site lighting
 - Drop off loop
 - Book drop off

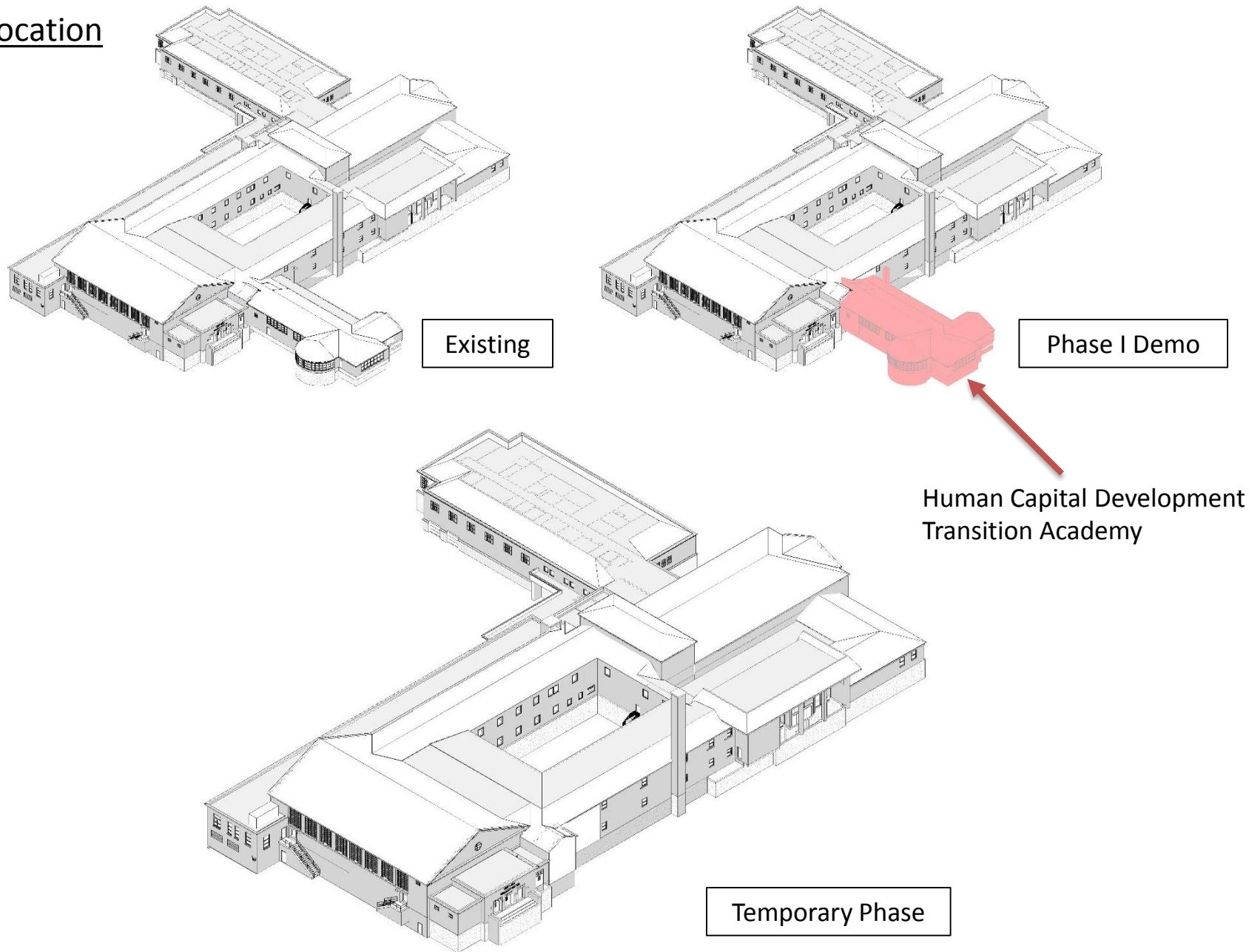


4. Schematic Development of Building

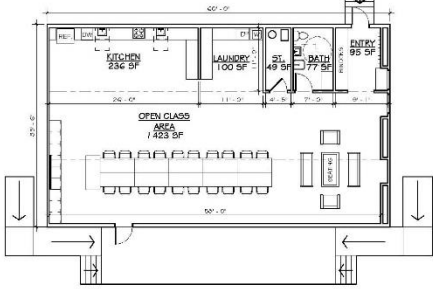
- Building plan development
 - Community center elevations
- MEP & Structural coordination
 - Meetings with DTC
 - Structural grid in place
- Code investigation / research
 - Code plan progress
 - Exiting requirements
- Building assemblies development
 - Developing wall construction



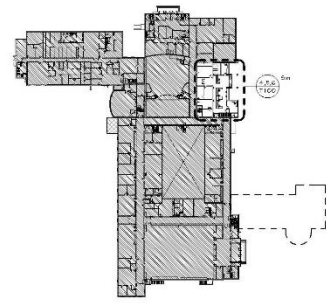
5. Staff Relocation



5. Staff Relocation: Option 1



PROPOSED PORTABLE TRANSITION ACADEMY
1/8" = 1'-0"



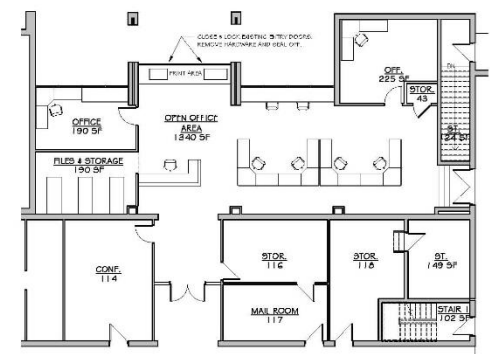
TEMPORARY PLAN - S1 - KEY PLAN
1/64" = 1'-0"



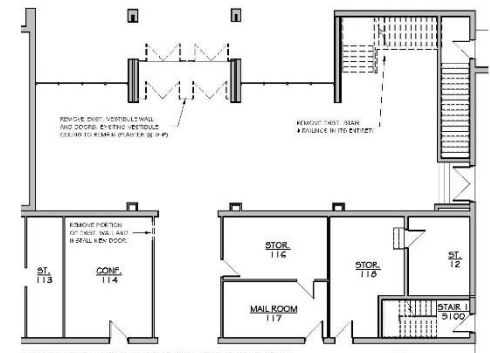
PROPOSED BOE HCD - REFLECTED CEILING PLAN
1/8" = 1'-0"



PROPOSED ENABLING SITE PLAN
1" = 40'-0"



PROPOSED BOE HCD
1/8" = 1'-0"



EXISTING LOBBY DEMO FOR BOE HCD
1/8" = 1'-0"

5. Staff Relocation: Option 2

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW ONLY

BUILDING PROPOSAL FOR
NEWINGTON MUNICIPAL CENTER
NEWINGTON, CONNECTICUT
131 CEDAR STREET

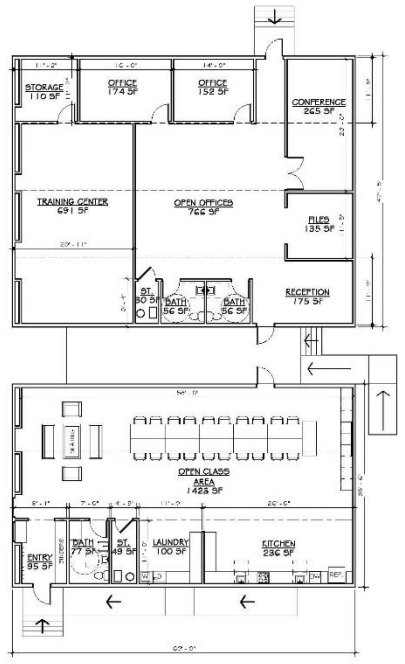
Sheet Description:
PROJECT ENABLING PHASE PLANS - 2

Issue Dates:
DESIGN DEVELOPMENT
11.13.2018
Revisions:

Project #: 1676 Drawn By: CJS
Sheet #: **T200**



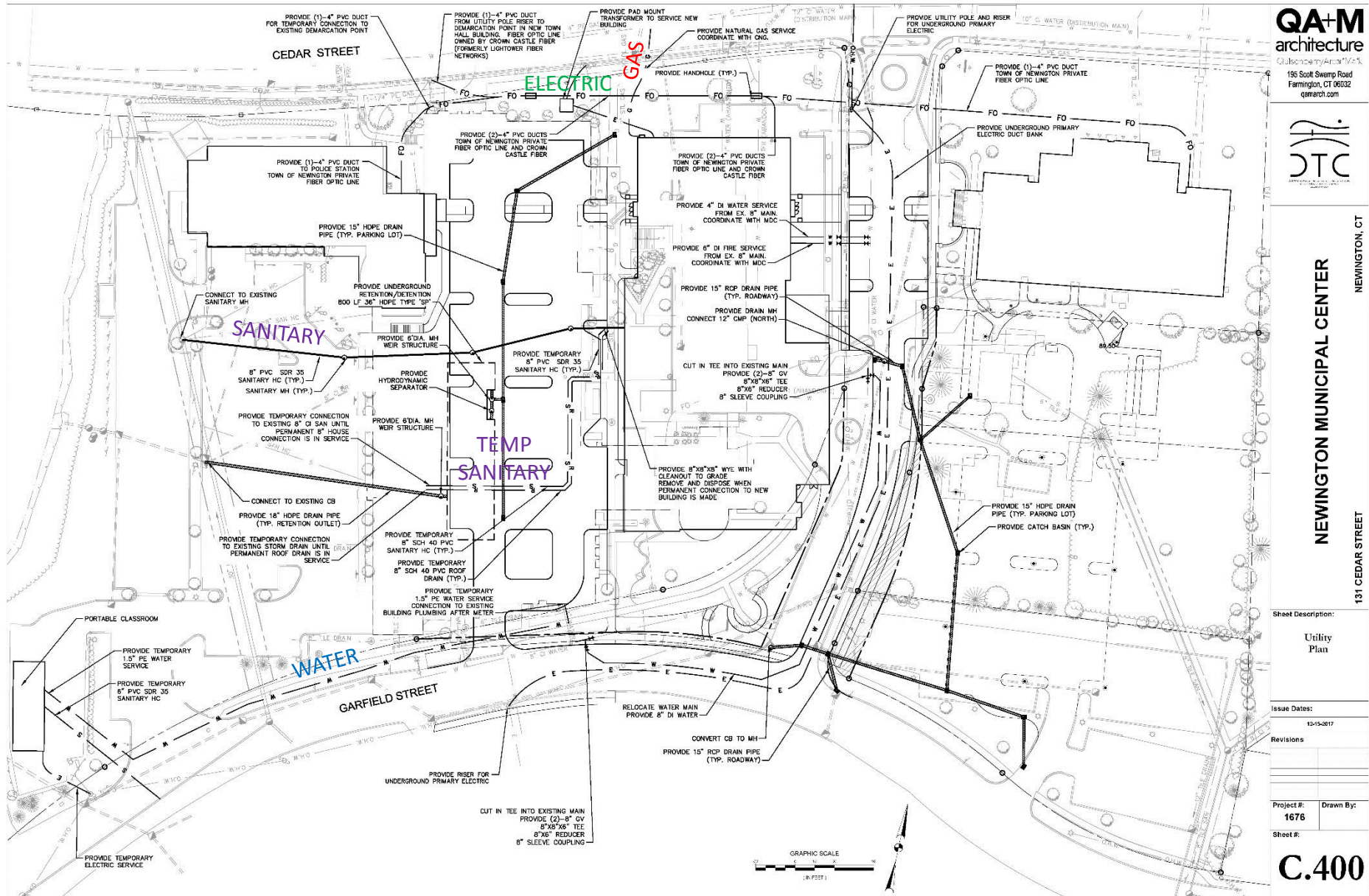
PROPOSED ENABLING SITE PLAN - Scheme 2
1" = 40'-0"
N
1



PROPOSED PORTABLE TRANSITION & HCD
1/8" = 1'-0"
2

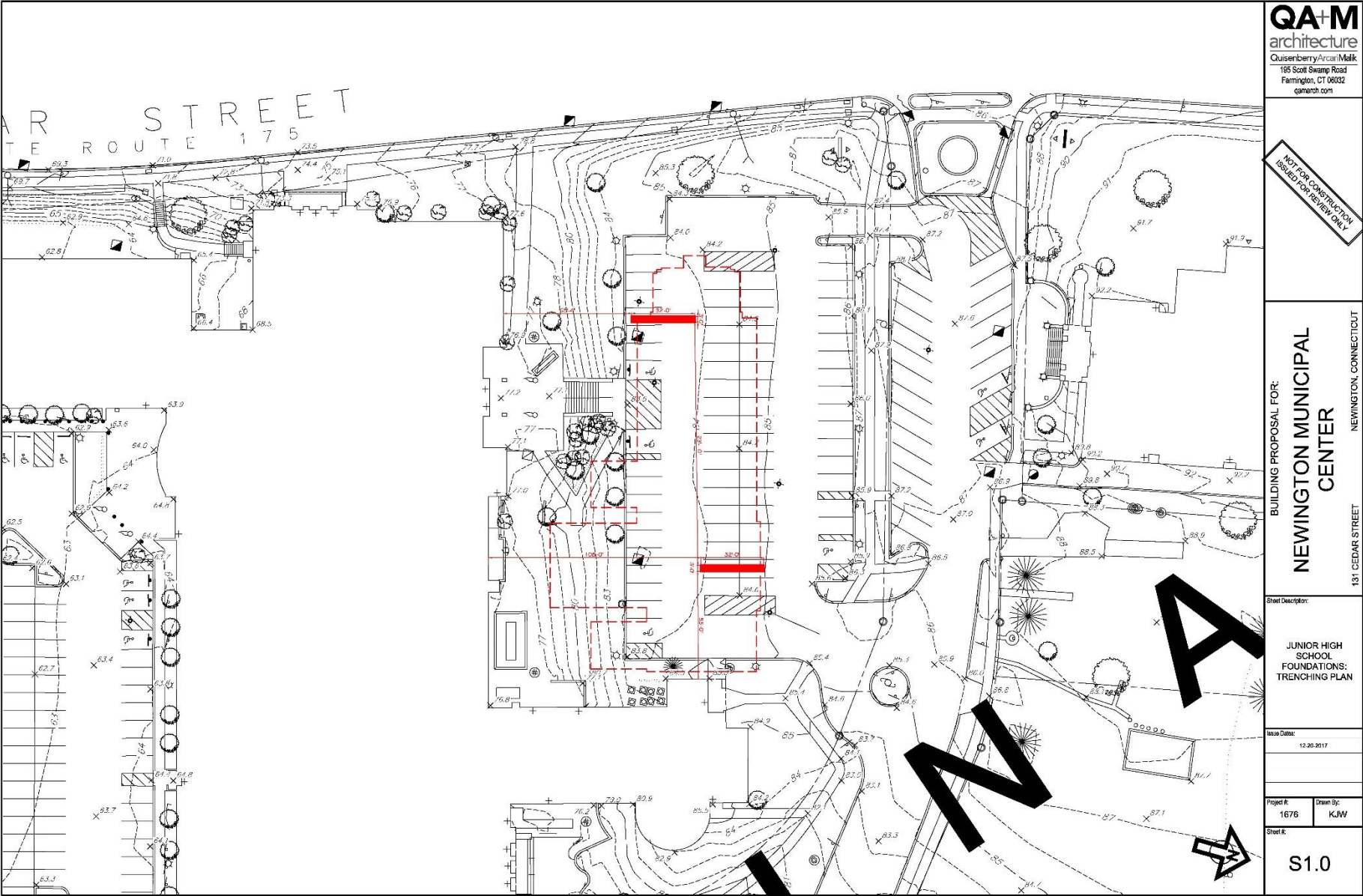


6. Utility Relocation Plan



*Exploring relocation of service from Willard

7. Geotechnical Investigation (trenching locations)



8. Municipal Approvals

- Met with town planner and wetlands agent
- Currently identifying path to approvals
- Maintain 8-24 approval for town owned properties
- Pursuing legal ruling in regards to process at library
- Pursuing administrative review for sewer connection in the upland setback area

9. BOE Reimbursement

- Coordination with BOE starts next week



End of Presentation

